



Freehold

**Guide Price
£290,000**

 2 Bedroom  1 Reception  1 Bathroom



1 Prospect Gardens Crown Street, Eastbourne, BN21 1NY

A beautifully presented two bedroom end of terrace house occupying a wonderful setting off Crown Street in Motcombe Village. This Victorian cottage is being sold chain free and provides well proportioned accommodation comprising of two double bedrooms, a refitted kitchen/breakfast room that opens onto the pleasant flint walled garden, a bath and shower room and a wonderful lounge. Motcombe village provides local shops, Waitrose, St Marys Parish Church and the historic Lamb Inn. An internal inspection comes highly recommended.

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**Offers in excess of
£290,000**

Main Features

- Victorian End of Terrace Cottage
- 2 Double Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Bath & Shower Room/WC
- Patio Rear Garden
- Gas Central Heating & Double Glazing Throughout
- Close to Local Shops, Schools & Transport Links
- CHAIN FREE

Entrance

UPVC front door to-

Lobby

Wood effect flooring. Inner door to-

Lounge

13'11 x 10'7 (4.24m x 3.23m)

Radiator. Wood effect flooring. Stairs to first floor. Double glazed sash window to front aspect.

Kitchen/Breakfast Room

13'10 x 10'9 (4.22m x 3.28m)

Fitted range of wall and base units, worktops with inset single drainer sink unit with mixer tap. Built in electric hob. Eye level double oven. Part tiled walls.

Integrated fridge freezer and dishwasher. Space and plumbing for washing machine and tumble dryer. Radiator. Wall mounted gas boiler (installed in 2024). Double glazed sash window to rear aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Radiator. Built in cupboard. Loft access (not inspected).

Bedroom 1

10'6 x 9'0 (3.20m x 2.74m)

Carpet. Radiator. Double glazed sash window to rear aspect.

Bedroom 2

10'9 x 7'9 (3.28m x 2.36m)

Carpet. Radiator. Double glazed sash window to front aspect with views towards the South Downs.

Bath & Shower Room/WC

White suite comprising of panelled bath with mixer tap and shower attachment.

Low level WC. Vanity unit with inset wash hand basin and mixer tap. Corner shower cubicle with wall mounted shower. Extractor fan. Inset spotlights. Part tiled walls. Frosted double glazed window.

Outside

The rear garden is enclosed by a flint wall and laid to patio with raised flower beds and a brick built shed. There is also gated side access.

COUNCIL TAX BAND = B

EPC = D